

## **AGRICULTURAL LAND PRESERVATION COMMISSION**

### **MINUTES OF THE JUNE 8, 2006 MEETING**

**COMMISSION MEMBERS PRESENT:** Everett Stuart, Kevin Nelson, Dave Wallace, Ken Ayars (for Bob Sutton)

**COMMISSION MEMBERS ABSENT:** George Mason, Jason Pezzullo, Jim Opaluch

**GUESTS:** Chris Harkins, Wicks Nursery  
Barbara Martin, Tiverton Land Trust  
Allan Cruickshank, Tiverton Land Trust  
Ken Beauregard, LePore Farm

The meeting began at USDA, 60 Quaker Lane Warwick, at 5:10 pm.

Kevin Nelson made a motion, seconded by Ken Ayars to approve the minutes of the May 11, 2006. The motion passed unanimously.

Chris Harkins discussed a proposed change to the excluded house lot on the Wicks Nursery Property, Middletown (formally owned by 3 S Corporation). Harkins is in purchase and sale agreement with the Wicks for the property. The development rights to this property were acquired in 1988 and a one acre house lot excluded from the easement. Harkins submitted a letter requesting a change in the house lot location primarily because of a high water table which prevents passage of a perc test, and also submitted a survey map with the proposed change to the excluded house lot. Ken Ayars reported, based on preliminary review, that there is nothing in the file to indicate the Commission previously required the house lot to be only in the present location, but has not had the chance to review the 1988 meeting minutes. Kevin Nelson made a motion, seconded by Dave Wallace, to conditionally approve the proposed change in the house lot location at the Wicks property, pending review of the original record, meeting minutes and a legal review. The motion passed unanimously.

Barbara Martin and Allan Cruickshank discussed a letter submitted to the Commission requesting a contribution of \$200,000 to 300,000 toward acquisition of development rights to the Hibbad Farm, Tiverton. The Commission has previously scored and accepted the farm into the program, it has been appraised, and the Land Trust has also

been awarded \$391,069 in USDA FRPP funds. The Commission reviewed the letter and discussed the project with the Land Trust, and asked staff to review the file for additional information and place on the agenda for the July meeting.

Ken Beauregard, LePore Farm, updated the Commission regarding negotiations with the Town of Lincoln for the acquisition of development rights to the farm. The Town recently approved a bond issued for farm/open space acquisitions and is in negotiation for several parcels in Town, including LePore.

The Commission and staff discussed other farms in negotiation.

The Commission reviewed the development rights application for the Fales Farm, Bristol, and tabled for the next meeting pending some additional information from DEM regarding the project.

The Commission discussed the status of the proposed rules and regulations, and tentative dates for the proposed public hearing.

Respectfully submitted,

Kenneth D. Ayars, Chief  
Division of Agriculture, RIDEM